

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-20-2007 – Burrola Subdivision

SYNOPSIS:

Applicant: Richard Burrola
Proposal: Final Plat Approval
Location: 5325 West 4100 South
Zoning: R-1-8

BACKGROUND:

Mr. Richard Burrola, is requesting final subdivision approval for a two lot subdivision in the R-1-8 Zone. The subject property is bordered on the east, south and west by existing single family housing. A frontage variance was granted by the West Valley City Board of Adjustment in November 2002, allowing the property to develop as a flag lot subdivision.

The subdivision will consist of 2 lots. In order to subdivide this property, the applicant petitioned a frontage variance from the West Valley City Board of Adjustment. A variance was granted by the Board in November 2002, which allowed the frontage on lot 1 to be 68 feet where 80 feet is required. All other provisions of the R-1-8 zone will be met as part of this application.

Access to the subdivision will be gained from 4100 South. Dedication and improvements along the frontage of this property were made at the time the City completed its road project a number of years ago. The developer will be responsible to replace or repair any existing damage, or damage that may result from new construction. .

As with all new subdivision development, there is a concern with the potential of ground water impacts. The applicant has requested that the soils report for the Pheasant Park Subdivision to the east and south be allowed to establish the basement depth of the new dwelling. A review of this report indicates that ground water was not encountered in this area of the subdivision.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman, Current Planning Manager